Current Indoor AirPlus Policy Record for Indoor AirPlus Version 1, November 2025

Purpose

The EPA regularly receives partner questions and comments regarding various aspects of the Indoor AirPlus program requirements. This Policy Record format will be used to provide regular updates on the resolution of future issues, including changes to program requirements and clarifications or refinements to the specifications. The primary purpose of this document is to allow stakeholders equal access to the latest policy issues and resolutions. This document also serves as an official program update. This Policy Record addresses only updates within Version 1 of the Indoor AirPlus construction specifications. Updates and clarifications for Indoor AirPlus Version 2 will be codified in a separate Policy Record document. However, the previous spelling of the program name (Indoor airPLUS) has been updated throughout this document to reflect the revised spelling convention of "Indoor AirPlus", unless noted as referencing a specific document title which, at the time of the entry, used the old format.

How to Use this Document

Included in the table below are questions and issues that have arisen since the release of the Indoor AirPlus Construction Specifications Version 1 Revision 4, along with associated resolutions. Each entry in the policy record is presented in the order that the issue appears in the Indoor AirPlus Construction Specifications, with entries organized first by section, and then by item number. Added text is indicated with underline formatting, while removed text is shown with ~~strikethrough~~ formatting. See the appendix at the end of this document to find entries listed in order of ID number.

Please submit any comments on the Policy Record via email to Indoor_AirPlus@epa.gov.

Issue Classifications

Each issue listed here is classified as a Change, a Clarification, a Refinement, a Comment or an Issue Under Review. These are defined as follows:

Change – The addition, deletion or modification of a program requirement. A change will typically result from a partner question or feedback indicating that the EPA's original intent is not being met or from changes in relevant standards. A change is the most significant type of edit for partners because it is likely to change the way that partners comply with the program.

Clarification – The clarification of a program requirement, typically resulting from a partner question indicating confusion or ambiguity. Clarifications are not intended to significantly change the scope of the program guidelines, but rather to clarify the original intent of the requirement. A clarification is secondary in importance to a change; it should not significantly alter the way that most partners comply with the program.

Refinement – A minor revision, such as an improved choice of words, a grammatical correction or a correction to a typographical error. A refinement is the least important type of edit; it should have no impact on the way that partners comply with the program.

Current Indoor AirPlus Policy Record for Indoor AirPlus Version 1, November 2025
Guidance for Completion of Verification Checklist & General Topics

ID	Date	Classification	Topic
0051	**12/04/2019**	**Change**	**Eligibility and Verification Requirements** **Issue:** The Indoor AirPlus Construction Specifications originally were developed as an addition to the ENERGY STAR Certified Homes label, previously for homes 3 stories or below and some multifamily properties in buildings of 4–5 stories. Multifamily units that earned the ENERGY STAR label through the ENERGY STAR Multifamily High-Rise Program (generally 6 stories and above, as well as some 4- and 5-story buildings with centralized mechanical systems) have not been eligible to earn the Indoor AirPlus label. Certification under ENERGY STAR Certified Homes has been maintained as the only prerequisite to Indoor AirPlus. Under the new ENERGY STAR Multifamily New Construction Program, homes and apartments in multifamily buildings of any height can earn the ENERGY STAR label. Some of these homes and apartments (e.g., townhouses and some units in 3-, 4- or 5-story buildings that were eligible for ENERGY STAR Certified Homes) previously would have been eligible to earn the Indoor AirPlus label, as well. The EPA's Indoor AirPlus team recognizes that high-rise buildings often are quite different from low- and mid-rise multifamily properties, particularly with regard to heating and cooling systems, mechanical ventilation, and water management components on the building shell. The EPA continues to consider these elements and building science best practices for further technical development of the Indoor AirPlus Construction Specifications and expansion of program eligibility to include high-rise buildings. Until such specifications for high-rise buildings are developed, Indoor AirPlus is proposing to incrementally expand eligibility to projects that earn the ENERGY STAR label under the Multifamily New Construction Program for buildings 5 stories or below. **Resolution:** *Policy Record Entry 0059 contains the most recent resolution of this issue. This issue (ID 0051) is only being retained to maintain a complete Policy Record.* ~~The EPA will update the Eligibility and Verification Requirements of the Indoor airPLUS Construction Specifications as follows:~~ ~~The following site-built or modular homes are eligible to earn the Indoor airPLUS label:~~ ~~Detached dwelling units[1] (e.g., single-family homes); OR~~ ~~Townhouses[2]; OR~~ ~~Dwelling units in multifamily or mixed-use buildings with five (5) stories or fewer above grade.[3]~~ ~~Homes and dwelling units in single-family, multifamily or mixed-use buildings that are five (5) stories or below and are newly built or undergoing a gut-rehabilitation must utilize the Indoor airPLUS Construction Specifications and must be certified under either ENERGY STAR Certified Homes or ENERGY STAR Multifamily New Construction (MFNC) to earn the Indoor airPLUS label.~~ ~~Residential units in ENERGY STAR MFNC projects are eligible to earn the Indoor airPLUS label in buildings up to five (5) stories in height, including mixed-use buildings, where dwelling units and common space exceed 50% of the building square footage. Residential-associated common spaces, as defined by the ENERGY STAR MFNC National Program Requirements, must also meet the Indoor airPLUS Construction Specifications to earn the Indoor airPLUS label.~~

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			~~Requirements for both ENERGY STAR and Indoor airPLUS homes/units can be verified and reported simultaneously. Verification can be completed during the ENERGY STAR inspection process and must be conducted by a certified Home Energy Rater, Rating Field Inspector, or an equivalent designation as determined by an ENERGY STAR Verification Oversight Organization or Multifamily Review Organization. The homes/units must also comply with all applicable state and local codes and standards.~~ ~~[1] A dwelling unit, as defined by the 2018 IRC, is a single unit that provides complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.~~ ~~[2] The term "townhouse" refers to a single-family dwelling unit constructed in a group of three or more attached units in which each unit extends from the foundation to roof and with open space on at least two sides.~~ ~~[3] Any above-grade story with 20% or more occupiable space, including commercial space, shall be counted toward the total number of stories for the purpose of determining eligibility to participate in the program. The definition of an "above-grade story" is one for which more than half of the gross surface area of the exterior walls is above grade. All below-grade stories, regardless of type, shall not be included when evaluating eligibility.~~
0059	**12/30/2021**	**Change**	**Eligibility and Verification Requirements – December 2021 Update** **Issue:** Partners have requested that multifamily units in buildings greater than 5 stories also be eligible to earn the Indoor AirPlus label. **Resolution:** Indoor AirPlus continues to encourage affordable and equitable advancements in occupant health with updates across various housing types, and the EPA is cognizant of the growing opportunities to improve indoor air quality (IAQ) in attached multifamily housing. As proposed in Policy Record ID 0051 (December 2019), the EPA intends to expand eligibility to buildings of all heights with the release of Indoor AirPlus Version 2. Policy Record ID 0051 noted that high-rise buildings may have unique characteristics and IAQ considerations from those in low- and mid-rise multifamily properties, particularly with regard to heating and cooling systems, mechanical ventilation, moisture management features, and dwelling unit compartmentalization. While Indoor AirPlus Version 2 intends to further expand such IAQ protections, these HVAC systems and envelope components are already subject to additional requirements and verification protocols contained in the ENERGY STAR MFNC program, helping to reduce pollutant risks for both common spaces and dwelling units. Recognizing the additional IAQ improvements that could be achieved in multifamily properties by expanding Indoor AirPlus eligibility sooner under the current Version 1 program, Indoor AirPlus will open eligibility to buildings of any height that earn the ENERGY STAR label under the Multifamily New Construction Program (MFNC) as an interim step until the Indoor AirPlus Version 2 specifications are available. (Buildings certified under the ENERGY STAR Multifamily High Rise Program remain ineligible, as the program completes its transition to MFNC). As such, the EPA will update the eligibility and verification Requirements of the Indoor airPLUS Construction Specifications (Version 1, Revision 4) as follows: <u>Dwelling units in the following site-built or modular buildings are eligible to earn the Indoor airPLUS label:</u> • <u>Dwellings (e.g., single-family homes, duplexes, two-family homes); OR</u> • <u>Townhouses; OR</u> • <u>Any multifamily buildings with dwelling or sleeping units that is not a two-family dwelling; OR</u>

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			• Mixed-use buildings, where dwelling units and common space exceed 50% of the building square footage. Homes and dwelling units in single-family, multifamily, or mixed-use buildings that are newly built or undergoing a gut-rehabilitation must use the Indoor AirPlus Construction Specifications and must be certified under ENERGY STAR Single-Family New Homes, or ENERGY STAR Multifamily New Construction to earn the Indoor AirPlus label. Residential units in ENERGY STAR MFNC certified buildings of any height are eligible to earn the Indoor AirPlus label, including mixed-use buildings, where dwelling units and common space exceed 50% of the building square footage. Residential-associated common spaces, as defined by the ENERGY STAR MFNC National Program Requirements, must also meet the Indoor AirPlus Construction Specifications to earn the Indoor AirPlus label. Requirements for both ENERGY STAR and Indoor AirPlus homes/units can be verified and reported simultaneously. Verification can be completed during the ENERGY STAR inspection process and must be conducted by a certified Home Energy Rater, Rating Field Inspector, or an equivalent designation as determined by an ENERGY STAR Home Certification Organization (previously "Verification Oversight Organization") or Multifamily Review Organization. … Definitions • **Multifamily** in the context of these Construction Specifications describes a building with three or more attached dwelling or sleeping units, excluding townhouses. • **Dwelling**, as defined by ANSI/RESNET/ICC 301 is any building that contains one or two dwelling units used, intended, or designed to be built, used, rented, leased, let or hired out to be occupied, or that are occupied for living purposes. • **Townhouse**, as defined by ANSI/RESNET/ICC 301, is a single-family dwelling unit constructed in a group of three or more attached units in which each unit extends from the foundation to roof and with open space on at least two sides.
0061	**3/17/2025**	**Clarification**	**Guidance for Completing the Indoor AirPlus Verification Checklist** **Issue:** The Guidance for Completing the Indoor AirPlus Verification Checklist section did not specify whether all dwelling units in a multifamily building must achieve the Indoor AirPlus certification in order for the building to be certified, or if individual units within a multifamily building can achieve Indoor AirPlus certification while other units in the same building do not qualify. Additional clarification was also needed to help address common spaces and potential sampling requirements, where permitted by an ENERGY STAR HCO/MRO. **Resolution:** For multifamily buildings to be Indoor AirPlus certified, *all* dwelling and sleeping units in that building must meet the certification requirements. To provide additional clarification, Items 1 and 5 of the Guidance for Completing the Indoor AirPlus Verification Checklist section will be revised as follows: 1. Only ENERGY STAR certified homes/other buildings verified to comply with these specifications can earn the Indoor AirPlus label. See Indoor AirPlus Construction Specifications for full descriptions of the requirements, terms, exceptions, abbreviations, references, and climate map used in this checklist. Verification is not complete until this checklist is completed in full and signed.

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			In a multifamily building the Indoor AirPlus requirements apply to all individual dwelling and sleeping units and common spaces supporting the residential part of the building which are not part of a dwelling or sleeping unit. This includes spaces used by residents, such as corridors, stairs, lobbies, laundry rooms, exercise rooms, residential recreation rooms, and dining halls, as well as offices and other spaces used by building management, administration or maintenance in support of the residents. All dwelling units within a multifamily building must be certified for the building to be Indoor AirPlus certified. ... 5. Raters who operate under ~~a sampling Provider~~ an ENERGY STAR HCO or MRO are permitted to use a ~~RESNET-approved~~ sampling protocol approved by the HCO/MRO. ~~for Indoor airPLUS homes located outside California, and a sampling protocol approved by the California Energy Commission for homes located in California, to verify any item designated "Rater Verified." For example, if the approved sampling protocol requires rating one in seven homes, then the checklist will be completed for the one home that was rated.~~ Only Raters are permitted to use sampling. No builder verified items are permitted to be verified using a sampling protocol. All items verified by the builder shall be verified for each certified home or unit and all common spaces within a multifamily building. ~~For example, if a Rater verifies 10 items on the Indoor airPLUS Checklist and the builder verifies the remaining checklist items, then an approved sampling protocol is permitted to be used only on the 10 Rater-verified items.~~
0067	**3/17/2025**	**Change**	**Guidance for Completing the Indoor AirPlus Verification Checklist** **Issue:** The Indoor AirPlus Partnership Terms and Commitments for Rating Companies require partners to "maintain Indoor AirPlus verification records for a period of no less than three years from the date of certification." However, Indoor airPLUS Construction Specifications (Version 1, Revision 4) indicated only two years for documentation retention and referenced only "Certified Homes". **Resolution:** To clarify applicability and to align the partnership terms within the Guidance section of the Construction Specifications, Indoor AirPlus will require the Rater to retain documentation for ENERGY STAR and Indoor AirPlus homes/buildings for a minimum of 2 years after the date on the certificate. The Rater shall coordinate with the Provider and/or builder to provide an Indoor AirPlus label and certificate for each certified home/unit.
0075	**4/25/2025**	**Change**	**Eligibility and Verification Requirements** **Issue:** Since Indoor AirPlus Version 2 has become available, stakeholders need clarity on when Indoor AirPlus homes may still be certified under Indoor AirPlus Version 1, and when homes may only be certified using the Indoor AirPlus Version 2 Verification Requirements. **Resolution:** To clarify home eligibility and when a home may be certified using either the Indoor AirPlus Version 1 specifications, or the Version 2 verification requirements, and when a home may only be certified using Indoor AirPlus Version 2, the Eligibility and Verification Requirements will be revised as follows: For homes and buildings with permit dates before January 1, 2027, partners may use either Indoor AirPlus Version 1, Revision 04 or Revision 05 (with any applicable Policy Record updates). The "permit date" may be documented for single-family homes, duplexes, two-family homes, and townhouses as the date the building permit, authorizing construction of the features associated with the building envelope and mechanical systems (e.g., insulation levels, window specifications, mechanical equipment), was issued as

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			documented by the Authority Having Jurisdiction (AHJ). Alternatively, the Verifier may document an on-site pre-drywall inspection or the date of the contract on the home as the "permit date". The "permit date" may be documented for multifamily buildings as the application or issuance date of the building permit authorizing construction of the features associated with the building envelope and mechanical systems (e.g., insulation levels, window specifications, mechanical equipment), as documented by the Authority Having Jurisdiction (AHJ). Alternatively, the Verifier may document an on-site pre-drywall inspection as the "permit date."

Section 1. Moisture Control

ID	Date	Classification	Topic
0058	**12/30/2021**	**Clarification**	**Item 1.1 – Site and Foundation Drainage** **Issue:** Partners have inquired about the requirement for sump pumps to discharge a minimum of 10 ft. outside the foundation, particularly when the discharge distance requirement for gutters and downspouts is 5 feet. **Resolution:** ENERGY STAR and Indoor AirPlus requirements for site and foundation drainage prescribe effective down-slope criteria for draining water away from the foundation. The requirements also allow swales or drains for any home, which may be required where setbacks limit space to less than 10 ft. The EPA recommends that sources of bulk water (e.g., rainwater, sump discharge, etc.) be directed away from the foundation to reduce risk of moisture damage and/or vapor re-entrainment to the home, and various methods are available with minimum requirements outlined in the Indoor AirPlus specifications. In some situations, the discharge from a sump pit may be marginal and sporadic. However, where water tables are high or where the soil surrounding the foundation has become saturated due to heavy rain, the discharge from a sump pit may be more regular, increasing outflow volume and acute risks of re-saturation. For both rainwater and sump discharge, the best practice is to pipe the water away from the home to avoid recirculation back toward the foundation and into the sump. Sump water is often discharged through PVC piping exiting the house. The discharge outside the home might best be handled by providing an underground pipe that terminates to daylight at least 10 ft. from the house onto a sloping grade, with the addition of a freeze guard at the house in cold climates. However, in some situations, a builder may prefer to discharge the sump water on a sloping grade without piping it underground due to site-specific conditions. Where sod or turfgrass is the preferred site treatment, rigid above-ground piping may create complexities with respect to lawn maintenance and the risk of pipe damage or removal. In this case, significant landscaping may be required to obscure a 10 ft. above-ground pipe and keep it protected from lawn maintenance issues, impacting cost and affordability. Excessively long above-ground piping may also pose safety or tripping hazards and could pose aesthetic concerns resulting in removal by the owner/occupant. For consistency in implementation and long-term effectiveness, Indoor AirPlus will reduce the required sump pump discharge pipe length from 10 ft. to 5 ft., in parallel with the 5 ft. discharge requirement for gutters and downspouts. The discharge piping above ground may be solid, flexible, open splash blocks, or a combination thereof (where approved by code), so long as the point of discharge is a minimum of 5 ft. from the foundation. The discharge pipe may also be designed to go underground and surface at

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			least 5 ft. from the foundation. The EPA will also clarify that the 5 ft. discharge distance is not required where sumps are installed in Group I Soils. The following Advisories will also accompany the above change. • **Advisories**: Sump pumps can extract a large volume of water. The point of discharge should be as far away from the building's foundation as practically feasible, preferably a minimum of 10 ft. Water will take the path of least resistance, which may be back towards the foundation due to less dense soils from excavation and backfill. • A regular discharge of water near the building can contribute to soil erosion, damage the foundation, increase bulk water and moisture vapor that needs to be managed, and reduce the usable life of the sump pump. In wet sites with deeper foundations, it is possible for the sump to run during freezing conditions. As such, a freeze guard or a similar fitting with integral openings is recommended where the pipe exits the home, to prevent ice accumulation and potential blockage of the discharge. Transitioning from the smaller diameter pipe in the house to a 4 in. diameter pipe for the exterior discharge line may also help to prevent blockage from ice formation. • Discharge pipes are recommended to be installed below grade or in a manner to reduce risk from tripping hazards, freezing, and impediments to lawn maintenance.
0056	**12/30/2021**	**Clarification**	**Item 1.4 - Basement and Crawlspace Insulation and Conditioned Air – Dehumidification Exception** **Issue:** Partners have inquired if basements, as well as crawl spaces, are permitted to use the "Additional Exception" for active dehumidification. **Resolution:** The intent of the additional exception was to allow for alternative strategies for the management of moisture vapor in below-grade spaces, which might be outside the conditioned space of the home, but which could be addressed by active dehumidification. This strategy could be applied to both crawl spaces and otherwise unconditioned basements, so long as they are well sealed to minimize outdoor air infiltration. The EPA will revise Item 1.4 to include "basements" in the exception, as follows: In lieu of perimeter wall insulation and conditioned air, crawlspaces and basements that use a capillary break on the floor and that are well-sealed to prevent outside air infiltration are permitted to use active dehumidification with sufficient latent capacity to maintain relative humidity at or below 60 percent. The dehumidifier shall be drained to the outside or to a sump pump. With this exception, ENERGY STAR Certified Homes Water Management System Builder Requirements Item 1.4.3 staking method for poly sheeting may not be used in below-grade spaces with no slab.
0060	**12/30/2021**	**Change**	**Item 1.7 – Wood Siding with a Rainscreen Assembly** **Issue:** Partners have inquired about the acceptability of using wood siding over a rainscreen assembly to meet the requirements for water splash protection where no gutters are installed. **Resolution:** Exterior wall cladding materials used to meet the latter compliance option should protect the drainage plane from bulk exterior moisture and be durable enough to withstand regular wetting from water splash. Wood siding materials are not considered to be rot resistant for the purpose of this specification. However, where wood siding is applied over a rainscreen assembly with sufficient space between the back side of the siding and the drainage plane of the structural wall, such assemblies provide increased drying potential via decoupling of the cladding and wall surface.

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			The use of a rainscreen assembly with at least a ½" air space between the cladding and drainage plane will be added as a compliance option for homes that do not include gutters at the eaves. The EPA will update the specified alternatives in Item 1.7 to include the use of rainscreens as follows: • Extend the foundation walls at least 16 in. above final grade; OR • Provide a drip line at eaves that is horizontally 16 in. away from the edge of the foundation wall; OR • Use cladding materials that are decay and rot resistant and can tolerate regular wetting extending at least 16 in. above final grade and install a well-sealed, continuous drainage plane per manufacturer's instructions; OR • Where wood siding is used without any of the above protections, a rainscreen assembly with a minimum ½" air space between the cladding and drainage plane is required.

Section 2. Radon

ID	Date	Classification	Topic
0064	**3/17/2025**	**Change**	**Item 2.1 – Radon-Resistant Construction – Radon Fan Location Dimensions** **Issue:** Partners have noted challenges with the requirement to provide a space surrounding the radon pipe having a vertical height of 48 inches and a diameter of not less than 21 inches. **Resolution:** The space requirement in Indoor airPLUS Construction Specifications (Version 1, Revision 4) aligned with the updated new construction standard of AARST CC-1000, allowing sufficient space to install a radon fan, if required. The EPA recognizes the importance of providing space for a fan to be installed, if necessary, while acknowledging that specifying dimensions may create unnecessary limitations or challenges in implementation and verifiability. As such, the EPA will remove the specific dimensional requirements and continues to recommend, but not require, that radon-resistant features are installed in accordance with practices outlined in ANSI/AARST voluntary consensus standards. Item 2.1 is revised as follows: Radon fan (i.e., an active system) OR an electrical receptacle installed in an accessible attic location near the radon vent pipe (i.e., a passive system) to facilitate future fan installation if needed. A space surrounding the radon pipe~~, having a vertical height of not less than 48 inches and a diameter of not less than 21 inches,~~ shall be provided in the attic area where the radon fan can be installed, if required.
0070	**3/17/2025**	**Change**	**Section 2 – Radon Section Exceptions** **Issue:** Indoor AirPlus Item 2.1 provides exceptions for homes with raised-pier foundations. However, stakeholder feedback suggests that the specifications require further clarification and do not allow for additional necessary exceptions, especially in multifamily projects, for a variety of common spaces, non-occupiable spaces, and ventilated garages.

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			Resolution: After examining applicable AARST and ASHRAE standards, the EPA is providing additional clarification regarding Indoor AirPlus radon requirements in a variety of other common spaces and "non-occupiable" spaces located within or on the same level as a shared parking garage. Additional clarification is provided for homes/buildings constructed on raised-pier foundations which may only include ground-contact utility chases that typically have a limited footprint or connection to habitable space. To address radon risk in locations that commonly have higher rates and/or duration of occupancy, while improving consistent application of the specifications, Indoor AirPlus Item 2.1 is revised as follows: **2.1 Radon-Resistant Construction** *NOTE: Compliance with the ENERGY STAR WMS satisfies the following Indoor AirPlus requirements:* *Air seal all sump covers (Builder-W 1.7)* **Additional Indoor AirPlus Requirements:** • Homes/other buildings in the EPA Radon Zone 1 (see the EPA's radon zone maps by state) with habitable floor area in contact with the ground or located above an enclosed crawlspace or basement are constructed with radon-resistant features (a passive system at minimum). Visually verify the following requirements: o Capillary break installed according to Specification 1.2, irrespective of climate zone. **Exception:** In dry climates as defined by 2015 IECC Figure 301.1, a "pipe loop" in a trench of clean aggregate along the entire inside perimeter of the foundation (installed according to ANSI/AARST CCAH 403.1.1) can be used in lieu of a uniform layer of aggregate under the entire slab. o A 3 or 4 in. diameter gas-tight vertical vent pipe, clearly labeled as a component of a radon reduction system. The vent pipe shall be connected to an open T-fitting in the aggregate layer (or connected to geotextile drainage matting according to the manufacturer's instructions) beneath the polyethylene sheeting, extending up through the conditioned spaces and terminating a minimum of 12 in. above the roof opening. At least 10 ft. of horizontal perforated drain tile is to be attached to the T-fitting beneath the polyethylene sheeting placed over earthen crawlspaces and below concrete slabs. Note: suction points are not permitted on sump lids. o Radon fan (i.e., an active system) OR an electrical receptacle installed in an accessible attic location near the radon vent pipe (i.e., a passive system) to facilitate future fan installation if needed. A space surrounding the radon pipe shall be provided in the attic area where the radon fan can be installed, if required. o Homes with no accessible attic location for a fan must utilize another exterior location or a garage that is not below conditioned space per ANSI/AARST CCAH. The branch circuit supply shall be labeled at the electrical panel indicating its intended use. o Foundation air sealing with polyurethane caulk or the equivalent at all slab openings, penetrations and control or expansion joints. **Alternative path for gut-rehabs**: ▪ For homes/other buildings with an existing slab undergoing gut rehabilitation in Radon Zone 1, an active radon system utilizing sub-slab depressurization must be installed, and radon levels shall be verified upon final inspection to be below the

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			EPA action level (4pCi/l) to receive certification. The alternate slab treatment in the ENERGY STAR SFNH WMS, footnote 6, shall apply as an alternative to polyethylene and aggregate or sand under the slab. **Exceptions to Item 2.1:** ▪ Homes/buildings constructed on raised-pier foundations (i.e. no solid perimeter foundation wall) with no enclosed ground contact spaces other than utility chases that are air-sealed from habitable space do not require the above radon-resistant features. ▪ The following spaces in multifamily buildings do not require the above radon-resistant features: 1. Shared parking garages that comply with ANSI/ASHRAE 62.1-2022, Sections 5.2 and 6.5. 2. Ticketing booths in shared parking garages compliant with exception 1 above. 3. Spaces to be accessed on an occasional basis by building staff for storage or mechanical equipment. 4. Trash/recycling rooms. 5. Enclosed stairwells. 6. Elevator shafts. 7. Vestibules.

Section 3. Pest Barriers

ID	Date	Classification	Topic
0055	**12/30/2021**	**Clarification**	**Item 3.2 – Rodent/Bird Screens for Building Openings** **Issue:** Partners have inquired if plumbing vent stacks and/or external plumbing terminations must include a screen or grille. **Resolution:** The intent of Item 3.2 is to help keep rodents, birds, and pests from entering attics or associated building features that may have large, louvered openings (e.g. gable vents), as well as to keep pests and debris from entering important inlets/outlets for mechanical ventilation systems. Clothes dryer vents are exempt from this requirement, in alignment with the International Residential Code. While it may be good practice to provide grilles over plumbing vent stacks, including radon vents, it is not required by this specification item. Additionally, condensate drains and other plumbing terminations that drain to daylight outside the building are not required to include mesh screens. Item 3.2 will be revised as follows for clarification: • *Provide corrosion-proof rodent/bird screens for all building openings that cannot be fully sealed (e.g., louvered attic vent openings) and mesh screens or grilles at ventilation system intake/exhaust terminations.* **Exception**: This requirement does not apply to clothes dryer vents, radon vents, plumbing vent stacks, or other plumbing terminations that drain to daylight.

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0068	3/17/2025	Change	**Item 4.2 – Duct System Design and Installation – Building Cavities and Return Air Pathways** **Issue:** Partners have inquired about the intent of restricting the use of building cavities as duct chases and return air pathways if those chases and/or pathways are made of appropriate materials and filtering is downstream of the chase. **Resolution:** The EPA recognizes that the previous requirement did not adequately address a variety of industry standards in duct/plenum configurations and will clarify that building cavities/spaces can be used as "duct chases" if those ducts are entirely made of sheet metal, duct board, and/or flexible duct. Additional exceptions are also outlined for return air pathways where filtration is installed downstream of the cavity/space and the cavity/space is within the building thermal boundary. Additional advisories are also included for verification purposes. The requirement in Item 4.2 addressing building cavities is revised as follows: **Additional Indoor AirPlus Requirements:** • Building cavities, such as any framing space (e.g., between wall studs, floor joists, or ceiling joists) or other interstitial spaces (e.g., dropped ceilings, plenums, open floor truss cavities), shall not be used to directly supply air to a space or return air to the air-handling and/or ventilation equipment. **Note**: Building cavities/spaces can be used as "duct chases" that contain supply or return ducts, if those ducts are entirely made of sheet metal, duct board, and/or flexible duct. For more information, visit: https://basc.pnnl.gov/resource-guides/building-cavities-not-used-supply-or-return-ducts. **Exceptions:** ○ Mechanical closets that contain air-handling equipment without ducted returns and instead utilize louvered doors or openings as the only return air pathway, are permitted if the Verifier-measured pressure difference between the closet containing the air-handling equipment and the conditioned space, with the air-handling equipment running at high speed, is ≤ 5 Pa. ○ Building framing cavities and other interstitial spaces may be used to directly return air to the air-handling equipment only where the filter referenced in 4.7 is installed downstream of the cavity/space and the cavity/space is within the building thermal boundary. In addition, the cavity/space must be included in duct sizing and must be inspected for cleanliness in accordance with the following requirement. Where the return air pathway is not included in the duct leakage test, the sum of the Verifier-measured airflows from all return grilles shall be within 20% of the total system return airflow as measured at the air-handling equipment or as reported in Manual D reports or TAB reports. ○ When whole dwelling ventilation air is supplied to occupiable space, building framing cavities and other interstitial spaces may be used to directly return air to ventilation equipment only where the filter referenced in 4.7 is installed downstream of the cavity/space and the cavity/space is within the building thermal boundary. Further, the total outdoor air supplied to or exhausted from the dwelling unit shall be measured in accordance with ANSI/RESNET/ICC Std. 380 and documented to meet or exceed the dwelling-unit mechanical ventilation rates and run-time (continuous or intermittent) required in

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			Section 4 of ASHRAE 62.2-2019, or later versions. Alternatively, the Verifier may collect and review a report provided by a certified third-party air-balancing contractor. … **Advisories:** 1. Seams in the HVAC cabinet, plenum and adjacent ductwork should be sealed with mastic systems that meet the applicable requirements of UL 181a or UL 181b, or gasket systems. 2. A right-sized, fully ducted return is recommended to help ensure adequate return air through the filter to the air-handling equipment, rather than a transfer grille or louvered door to the space containing the air-handling equipment. 3. To reduce the likelihood of contaminating the ducts, the EPA recommends covering duct openings during all phases of construction.
0069	**3/17/2025**	**Change**	**Item 4.2 – Duct System Design and Installation – Duct Cleanliness** **Issue:** Partners have inquired whether, if duct openings remained uncovered during construction, the entire ducted system must be vacuumed, or if vacuuming just the duct boots satisfies this requirement. **Resolution:** The intent of this requirement is to prevent air moving through the HVAC system from being contaminated by dust and debris. Previously the requirement with one of the following practices: 1) covering duct openings throughout construction, OR 2) vacuuming out ducts prior to installing registers. The first option is a recommended best practice, but the EPA recognizes that consistent implementation and verification of this practice can be challenging. The second option is also important in meeting the stated intent above, but likewise, required additional clarification for consistent implementation. The EPA recognizes that requiring the cleaning of an entire newly constructed duct system would create an undue burden that could negatively impact sequencing and affordability. As such, the requirement is revised to clarify that duct boots and ductwork that are visible from the duct opening are verified to be dry and substantially free of dust and debris. The requirement in Item 4.2 addressing duct cleanliness is revised as follows: **Additional Indoor AirPlus Requirements:** o After all dust-producing construction activities are complete (e.g., drywall, trim carpentry, floor sanding), all duct boots and ductwork that are visible from the duct opening are verified to be dry and substantially free of dust and debris. Diffusers/grilles are recommended, but not required, to be removed for inspection. Alternatively, verification is permitted with photo documentation from the builder or HVAC contractor at the time of diffuser/grille installation, including a photo of each return opening and at least one supply opening in the dwelling unit.

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0054	**12/30/2021**	**Clarification**	**Item 4.7 – Filtration for Central Forced-Air HVAC Systems** **Issue:** Partners have asked 1) whether in-duct electronic air cleaners are permitted in Indoor AirPlus labeled homes, 2) if they can substitute as an equivalent filtration method for Minimum Efficiency Reporting Value (MERV) 8 filters, and 3) if alternative measures of filter performance (e.g. the Micro-Particle Performance Rating (MPR) and Filter Performance Rating (FPR) systems) can be utilized for compliance in addition to the MERV rating system. **Resolution:** 1 – Yes, in-duct electronic air cleaners are permitted providing that: a) they do not intentionally produce ozone to treat the air and b) they are installed in a manner that provides easy access by the consumer for cleaning and/or changing the filter and any other required maintenance. Item 4.7 states, "Do not install any air-cleaning equipment designed to produce ozone (i.e., ozone generators)." Ozone is a known lung irritant, can be harmful to human health, and may also worsen chronic respiratory diseases. There are various types of in-duct air cleaners on the market. Many of these devices charge the particles passing through them, and it is important that ozone is not generated as a byproduct in the process. When choosing an in-duct air cleaner, the EPA recommends that it is validated to meet the ozone emission limits of UL 2998 (Environmental Claim Validation Procedure (ECVP) for Zero Ozone Emissions from Air Cleaners). 2 – A minimum of MERV 8 filter is required for central forced-air heating and cooling systems. This requirement can be met by using an in-duct electronic air cleaner with a MERV 8 rated filter, or alternatively, a filter rated ePM10 according to ISO 16890. 3 – The MERV rating system is derived from a test method developed and published by ASHRAE using a consensus-based process to establish ANSI/ASHRAE Standard 52.2. The International Standards Organization (ISO) has also developed a consensus-based standard in ISO 16890 - Air Filters for General Ventilation. Filters rated ePM10 (or better) according to ISO 16890 are permitted to be used for compliance with Indoor AirPlus Item 4.7. Due to the proprietary nature of other filter rating systems, the EPA is unable to assess the test methods or confirm the veracity of those ratings used to determine the manufacturer's suggested "equivalencies" to the MERV or ISO ratings. Therefore, the EPA will continue to require filters rated using only the MERV or ISO rating systems.

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Section 5. Combustion Pollutant Control

ID	Date	Classification	Topic
0071	**3/17/2025**	**Clarification**	**Item 5.1 – Combustion Equipment Located in Conditioned Spaces – ENERGY STAR Requirements** **Issue:** Naturally drafted equipment is allowed only for SFNH projects in Climate Zones 1-3 if the Rater has followed combustion safety test procedures, and the previously referenced standard requires updating for alignment with the SFNH Rater Field Checklist. **Resolution:** To provide clarity and consistency between ENERGY STAR requirements and the Indoor AirPlus Construction Specifications, the requirements in Item 5.1 for combustion appliances and fireplaces is revised as follows: **5.1 Combustion Equipment Located in Conditioned Spaces** *NOTE: Completion of the ENERGY STAR requirements satisfies the following Indoor AirPlus requirements:* ✓ *Mechanically draft or direct vent all gas- and oil-fired furnaces, boilers and water heaters located in conditioned spaces. Naturally drafted equipment is allowed for SFNH projects in Climate Zones 1-3 if the Rater has followed the combustion safety test procedures in ANSI / ACCA 12 QH-2014. (Rater-F SFNH 10.1).* ✓ *Fireplaces that are not mechanically drafted or direct-vented to the outdoors must meet maximum allowed exhaust flow (Rater-F SFNH 10.2).*
0063	**3/17/2025**	**Refinement**	**Item 5.2 – Carbon Monoxide Alarms** **Issue:** Stakeholders have asked how the Indoor AirPlus requirements for carbon monoxide (CO) alarms should be interpreted and applied in multifamily buildings with shared garages and/or loading docks, and also in cases where combustion appliances may be located in the building, but not within individual dwelling units. **Resolution:** The Indoor AirPlus requirements for CO alarms are intended to help ensure consistent application and verification of the general life/safety provisions surrounding CO, typically included in model codes. The EPA recognizes that the requirement in Item 5.2 (through Version 1, Revision 4) had previously referenced "homes" without specifically distinguishing between single-family homes (covered by the International Residential Code (IRC)) and multifamily buildings (covered by the IRC for low rise or the International Building Code (IBC) for buildings over three-stories), which include somewhat different provisions based upon building type and scope. When Indoor AirPlus was first developed, Item 5.2 generally aligned with basic provisions in the 2009 IRC (Section R315), while also referencing NFPA 720 for the placement of alarms. With the subsequent evolution of codes and standards and the growing scope of Indoor AirPlus building eligibility, additional refinement is needed to address similar protections in larger multifamily buildings, with updated references to modern code provisions. The EPA recognizes that the provisions outlined in the 2021 IBC and/or 2021 IRC (for 1-2 family dwellings and townhouses) represent an improved outline of CO protections and offer a comparable level of rigor in comparison with the previous Indoor AirPlus requirements. As such, compliance with these model codes is considered applicable and compliant for Indoor AirPlus Version 1. Indoor AirPlus requirements are not intended to supersede other more stringent laws or codes enforced by the authority having jurisdiction.

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			Item 5.2 has been updated as follows: • ~~All homes equipped with combustion appliance(s) or an attached garage shall have a carbon monoxide (CO) alarm installed in a central location in the immediate vicinity of each separate sleeping zone (e.g., in a hallway adjacent to bedrooms.) The alarm(s) shall be hard-wired with a battery back-up function and placed according to NFPA 720. The alarms shall be certified by either CSA 6.19-01 or UL 2034.~~ • All dwellings or sleeping units equipped with a fuel-burning appliance, a fuel-burning fireplace, or an attached garage shall have carbon monoxide (CO) detection installed in accordance with the 2021 IBC Section 915 or the 2021 IRC Section R315 (only applicable for 1-2 family dwellings and townhouses). o Note: The above requirements are not intended to supersede or replace more stringent laws or codes enforced by the authority having jurisdiction. Additional local requirements may apply.
0053	**12/30/2021**	**Clarification**	**Item 5.3 – Multifamily Environmental Tobacco Smoke Protections** **Issue:** Stakeholders have inquired as to what type of multifamily buildings are subject to the requirements of Item 5.3 and in which cases design **Resolution:** *Policy Record Entry 0073 contains the most recent resolution of this issue. This issue (ID 0053) is only being retained to maintain a complete Policy Record.* ~~Indoor AirPlus has not defined the term "multifamily building" and recognizes that additional clarification would be helpful to address the requirements prescribed in Item 5.3. A "townhouse", as defined by ANSI / RESNET / ICC 301, is a single-family dwelling unit constructed in a group of three or more attached units in which each unit extends from the foundation to roof and with open space on at least two sides. Although many townhouses are unlikely to have indoor common areas where such smoking prohibitions would be required, some townhome communities may include designated smoking outdoor areas. In such cases, Indoor AirPlus would require those smoking areas to be located a minimum of 25 ft. from entries, outdoor air intakes, and operable windows.~~ ~~To clarify applicability in this case, the EPA considers a building with three or more attached dwelling or sleeping units to be "multifamily" for the purposes of this requirement. However, the EPA will also clarify that designated outdoor smoking areas are not required in all such cases; but rather, when they are provided, they must be located a minimum of 25 ft. from entries, outdoor air intakes, and operable windows.~~ ~~Indoor AirPlus will clarify the requirements of Item 5.3 and include a new note regarding the applicability of the term "multifamily".~~ ~~Item 5.3 will be updated as follows:~~ ~~• Reduce exposure to environmental tobacco smoke (ETS) in multifamily buildings by:~~ ~~o Prohibiting smoking in indoor common areas, specified explicitly in building rental/lease agreements or condo/co-op association covenants and restrictions.~~ ~~o Verifying that designated outdoor smoking areas, where provided, are located a minimum of 25 ft. from entries, outdoor air intakes and operable windows.~~ ~~o . . .~~

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			~~**Note:** "Multifamily" in the context of these Construction Specifications describes a building with three or more attached dwelling or sleeping units, inclusive of townhouses.~~
0072	**3/17/2025**	**Clarification**	**Item 5.3 – Multifamily Environmental Tobacco Smoke Protections – References and Standards** **Issue:** The standard referenced in the Advisory to Item 5.3 in the Indoor AirPlus specifications is outdated. **Resolution:** To provide clarity, the advisory to encourage airtightness testing for each unit has been updated to ANSI/RESNET/ICC 380. Item 5.3 is revised as follows: **Advisory:** To ensure that air sealing will effectively prevent migration of environmental tobacco smoke, other air pollutants, and odors between dwelling or sleeping units in multifamily buildings, conduct airtightness testing in accordance with ANSI/RESNET/ICC 380. The maximum air leakage rate should not exceed 0.3 CFM per square foot of the dwelling unit's enclosure area, at an induced pressure difference of 50 Pa.
0073	**3/17/2025**	**Change**	**Item 5.3 – Multifamily Environmental Tobacco Smoke Protections – Definition of "Multifamily"** **Issue:** The note in item 5.3 declares that the definition of "Multifamily" is "inclusive of townhouses." This is in conflict with revision 0061, which clarifies that sampling in multifamily buildings is allowed, because townhouses are not included as a multifamily building regarding the ENERGY STAR sampling policy and are therefore not allowed to be sampled. **Resolution:** The note in item 5.3 will be removed, and the definition will move to the "Definitions" section of the specifications, which will now read: **Multifamily** in the context of these Construction Specifications describes a building with three or more attached dwelling or sleeping units, excluding townhouses.
0066	**3/17/2025**	**Clarification**	**Item 5.4 – Automatic Door Closer Verification** **Issue:** Item 5.4 requires automatic door closers to be installed on connecting doors between living spaces and attached garages. Partners have asked if the door closers must be "set up" and operable, or if they must just be installed. **Resolution:** Indoor AirPlus requires automatic door closers to be installed on doors between living spaces and attached garages at the time of verification but does not require the closers to be set in an operational mode for verification purposes.

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Section 6. Low-Emission Materials

ID	Date	Classification	Topic
0057	**12/30/2021**	**Clarification**	**Item 6.1 – Composite Wood** **Issue:** Partners have inquired if Laminated Veneer Lumber (LVL) needs to comply with Item 6.1 of the Construction Specification. **Resolution:** LVLs, as well as Glu-lams, I-joists, and other structural composite lumber are not covered under TSCA Title VI or the CARB ATCM. In an effort to provide clarity to the requirements surrounding these materials, Item 6.1 will contain the following updates: **Note:** The following requirements pertain to all composite wood products installed in the home during construction. Examples include but are not limited to structural panels, cabinetry, shelving, trim, doors, stair treads, flooring, etc. See exceptions. **Exceptions to Item 6.1 per the CA ATCM and the EPA's TSCA Title VI:** ... • Structural engineering products (i.e., structural composite lumber, glued laminated lumber, prefabricated wood I-joists, or finger-jointed lumber) are exempt from the requirements of this section.
0062	**3/17/2025**	**Refinement**	**Items 6.1, 6.2, and 6.3 Low emission materials in gut rehabilitation projects** **Issue:** Partners have inquired if paints, woods, and carpets that are not being replaced in a gut rehab project need to be low emission certified. **Resolution:** The EPA's intent is that only *newly installed or applied* composite wood products and site-applied paints, coatings, carpet, and carpet adhesives shall be verified to meet the requirements of Items 6.1, 6.2, and 6.3, respectively. The notes in Section 6 of the Indoor AirPlus Construction Specifications have been revised to clarify that the requirements in Section 6 apply only to "newly installed" products, as opposed to existing building products that remain during a gut rehab.
0065	**3/17/2025**	**Refinement**	**Item 6.1 – Composite Wood** **Issue:** As the Indoor AirPlus program requirements continue to evolve in tandem with industry growth, more low-emission certifications for varied products are becoming available. Stakeholders have requested confirmation of the ICC-ES Safe & Sustainable Cabinetry program as an applicable compliance option for Item 6.1 in the Indoor AirPlus Construction Specifications. **Resolution:** The EPA confirms that cabinetry meeting the requirements of the ICC-ES Safe & Sustainable Cabinetry program are compliant with Item 6.1, Composite Wood. Item 6.1 has been refined as follows: • Cabinetry: Made with component materials (plywood, particleboard, MDF) that are certified to comply with: ○ The appropriate standards above; **OR**

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			○ Registered brands or products produced in plants certified under the Kitchen Cabinet Manufacturers Association's (KCMA) Environmental Stewardship Certification Program (ESP ~~05-12~~01-24); **OR** ○ GREENGUARD or GREENGUARD GOLD Certification for Cabinetry; **OR** ○ ICC-ES Safe & Sustainable Cabinetry
0052	**12/30/2021**	**Clarification**	**Item 6.2 – Interior Paints and Finishes Surface Area Calculations** **Issue:** Partners have inquired about how to calculate the square footage of surfaces to meet the 90% threshold for low-emission paints and finishes required by Indoor AirPlus Item 6.2. **Resolution:** The requirement as written does not specify how the 90% threshold for low-emission finishes should be calculated, apart from summing the "interior surface area covered by site-applied paints and coatings". For further clarification, interior surfaces including walls, ceilings, floors and permanently installed cabinets or shelving that receive site-applied coatings should be included in the calculation. The pressure boundary of the home shall be used as a boundary for the purpose of calculating interior surface area, Garages are considered to be exterior for the purpose of this requirement, and their surfaces shall not be included when calculating interior surface area. Partners are expected to make reasonable estimates where surfaces are curved or have intricate detailing (e.g., trim, cabinetry, etc.). The EPA recommends using compliant products for all surfaces to reduce verification complexity and further improve indoor air quality.

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Section 7. Home Commissioning

ID	Date	Classification	Topic
0074	**3/17/2025**	**Change**	**Item 7.1 – HVAC and Ductwork Verification** **Issue:** Clarifications that are now incorporated in Item 4.2 Duct System Design and Installation address the issue rendering the first bullet in this section redundant. The original issue this bullet addresses is discussed at length in **PR ID 0069.** Partners have inquired whether, if duct openings remained uncovered during construction, the entire ducted system must be vacuumed, or if vacuuming just the duct boots satisfies this requirement. **Resolution:** To remove the redundancy and avoid confusion, Item 7.1 has been revised as follows to remove the first bullet: **7.1 HVAC and Ductwork Verification** **Indoor AirPlus Requirements:** ~~• Inspect ductwork before installing registers, grilles and diffusers to verify it is dry and substantially free of dust or debris. If duct openings were not covered during construction, thoroughly vacuum out each opening prior to installing registers, grilles and diffusers.~~ • After all dust-producing construction activities are complete (e.g., drywall, trim carpentry, floor sanding), verify HVAC filters are new, clean, and meet specified MERV rating (see Specification 4.7). **Advisory:** Air balancing of supply registers and return grilles is highly recommended to improve the performance of the HVAC system and comfort of the occupants but is not required at this time for Indoor AirPlus certification.

APPENDIX – Policy Record Log by ID Number

ID	Date	Classification	Title
0051	12/04/2019	Change	Eligibility and Verification Requirements
0052	12/30/2021	Clarification	Item 6.2 – Interior Paints and Finishes Surface Area Calculations
0053	12/30/2021	Clarification	Item 5.3 – Multifamily Environmental Tobacco Smoke Protections
0054	12/30/2021	Clarification	Item 4.7 – Filtration for Central Forced-Air HVAC Systems
0055	12/30/2021	Clarification	Item 3.2 – Rodent/Bird Screens for Building Openings
0056	12/30/2021	Clarification	Item 1.4 - Basement and Crawlspace Insulation and Conditioned Air – Dehumidification Exception
0057	12/30/2021	Clarification	Item 6.1 – Composite Wood

0058	12/30/2021	Clarification	Item 1.1 – Site and Foundation Drainage
0059	12/30/2021	Change	Eligibility and Verification Requirements – December 2021 Update
0060	12/30/2021	Change	Item 1.7 – Wood Siding With a Rainscreen Assembly
0061	3/17/2025	Clarification	Guidance for Completing the Indoor AirPlus Verification Checklist
0062	3/17/2025	Refinement	Item 6.1, 6.2, and 6.3 Low emission materials in gut rehabilitation projects
0063	3/17/2025	Refinement	Item 5.2 – Carbon Monoxide Alarms
0064	3/17/2025	Change	Item 2.1 – Radon-Resistant Construction – Radon Fan Location Dimensions
0065	3/17/2025	Refinement	Item 6.1 – Composite Wood
0066	3/17/2025	Clarification	Item 5.4 – Automatic Door Closer Verification
0067	3/17/2025	Change	Guidance for Completing the Indoor AirPlus Verification Checklist
0068	3/17/2025	Change	Item 4.2 – Duct System Design and Installation – Building Cavities and Return Air Pathways
0069	3/17/2025	Change	Item 4.2 – Duct System Design and Installation – Duct Cleanliness
0070	3/17/2025	Change	Item 2.1 – Radon Section Exceptions
0071	3/17/2025	Clarification	Item 5.1 – Combustion Equipment Located in Conditioned Spaces – ENERGY STAR Requirements
0072	3/17/2025	Clarification	Item 5.3 – Multifamily Environmental Tobacco Smoke Protections – References and Standards
0073	3/17/2025	Clarification	Item 5.3 – Multifamily Environmental Tobacco Smoke Protections – Multifamily Definition
0074	3/17/2025	Change	Item 7.1 – HVAC and Ductwork Verification
0075	4/25/2025	Change	Eligibility and Verification Requirements